FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, May 2, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

A. ROLL CALL

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

D. Announcement of Handout Materials Related to Today's Agenda Items

E. Formation of Consent Calendar

Regular Agenda Items

1. <u>Williams Residence: Major Use Permit 03-134; Bonsall Community Plan Area</u> (Continued from the hearings of January 11, January 25, February 22, and March 7, 2008) (Tondro)

This project is an unmanned wireless telecommunications site consisting of a 40-foot tall monobroadleaf to which 12 panel antennas will be mounted and associated equipment to be enclosed by a 10-foot high Concrete Masonry Unit (CMU) shelter. The project site is subject to the General Plan Regional Category of (1.3) Estate Development Area (EDA) and the Land Use Designation of (17) Estate Residential, and is zoned RR5 (Rural Residential). The project site is located at 5240 San Jacinto Circle within the Bonsall Community Planning Area.

2. **Cricket/Del Dios: Major Use Permit 06-013; San Dieguito Community Planning Area (District: 5) (Johnston/Shick)**

   This is a request for a Major Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility. The facility includes a 50-foot high faux broadleaf tree to which three (3) panel antennas will be mounted, a 110 square foot equipment enclosure and landscaping consisting of eight (8) Brisbane Box Trees and seven (7) Matrija Poppy shrubs. The project will occupy 140 square-feet of the 21.78-acre parcel. The project is located on 9885 Orange Lane in the San Dieguito Community Planning Area, within the unincorporated San Diego County. The site is subject to the General Plan Regional Category EDA (Estate Development Area) and Land Use Designation (17) Estate Residential. Zoning for the site is RR.5. Access would be provided by a driveway connecting to Orange Lane.

3. **Amendment to Title 3, Division 6, Chapter 4, Noise Abatement and Control (Noise Ordinance), County-Wide; POD08-009 (District: All) (Farace/Bennett)**

   The proposed amendment to the County Noise Ordinance is part of a comprehensive update of Title 3 of the County Code of Regulatory Ordinances being conducted by the Office of County Counsel with the assistance of County Departments. The proposed Noise Ordinance amendment consists of a thorough update to the ordinance which will help to clarify regulations, improve readability and upgrade enforcement components available in the ordinance.

   The County Noise Ordinance amendment is being brought before the Planning Commission to obtain Planning Commission input since the Noise Ordinance is an important part of the County's discretionary review, permitting and code enforcement processes

4. **Verizon/Clevenger Canyon: Major Use Permit P06-092; Ramona Community Planning Area (Tondro/Brazell)**

   This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless facility. The facility includes a 50-foot tall faux monobroadleaf to which twelve (12) panel antennas, one (1) microwave antenna, and one (1) GPD antenna will be mounted. Associated equipment will consist of one (1) emergency standby generator, power and telco panels, a cable bridge, and an exhaust fan. The associated equipment will be contained within a Concrete Masonry Unit (MCU) block building measuring 21-feet long by 16-feet and 4 inches wide, by approximately 12 feet tall with Spanish-style tile to match the existing on-site residence. Additionally the 50-foot tall faux monobroadleaf and equipment shelter will be enclosed by an 8-foot high Concrete Masonry Unit (CMU) wall as a noise control element. The project will occupy 840 square-feet of the 19.5 acre parcel. The project is subject to the Regional Land Use Element

Policy Estate Development Area (EDA) and General Plan Land Use Designation (18) Multiple Rural Use. It is zoned A70 (Limited Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance

5. **Black Mountain Norte Tank: Major Use Permit P06-048; San Dieguito Community Planning Area (District :5) (Johnston/Brazell)**

This is a request for a Major Use Permit to authorize the construction, maintenance and operation of an unmanned wireless telecommunications facility. The facility includes three panel antennas that will be mounted to an existing water tank at 35 feet in height. Associated equipment will consist of one CMO cabinet, one PTC cabinet, and one GPS that will be enclosed by a 20' long x 10' wide x 6' high chain link enclosure. The project will occupy 200 square-feet of the 2.2 acre parcel. The project is located on 16893 Camino San Bernardo in the San Dieguito Community Planning Area. The project is subject to the Regional Land Use Element Policy Current Urban Development Area (CUDA) and General Plan Land Use Designation (21) Specific Plan Area. It is zoned S88 (Specific Plan) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance.

Administrative Agenda Items

F. Director's Report

- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

G. Report on actions of Planning Commission's Subcommittees.

H. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.

May 7 2008

Park Hill Lane Wireless Telecommunication Facility P06-011 (Approved by the PC on 12/14/07) – Maxson

May 14 2008

Scott Residence Wireless Telecommunication Facility P03-124 (Continued from hearing of March 26 2008) – Maxson

Park Hill Lane Wireless Telecommunication Facility P06-011 (Continued from hearing of March 26 2008) – Maxson

Winter Gardens Wireless Telecommunication Facility P05-006 (Approved by PC on 03/07/08) – Maxson

Spitzfaden T-Mobile Major Use Permit Appeal P04-008 (Approved by the PC on 01/25/08) – Beddow

I. Discussion of correspondence received by Planning Commission.

J. Scheduled Meetings.

May 16, 2008	Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room
May 30, 2008	Planning Commission Workshop; 9:00 a.m. DPLU Hearing Room
June 13, 2008	Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room
June 27, 2008	Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room
July 11, 2008	Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room
July 25, 2008	Planning Commission Hearing; 9:00 a.m. DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of $500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.

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